

SHERIFF'S SALE COST SHEET

NO. 25-11 ED NO. 54-1-10 VS. 1-1-10 JD DATE/TIME OF SALE 1-1-10

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>270.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>56.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>2.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>459.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u> </u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>150.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u> </u>
TOTAL ***** \$ <u> </u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u> </u>
SCHOOL DIST. 20	\$ <u> </u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u> </u>
WATER 20	\$ <u> </u>
TOTAL ***** \$ <u> </u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. <u> </u>	\$ <u> </u>
<u> </u>	\$ <u> </u>
TOTAL ***** \$ <u> </u>	

TOTAL COSTS (OPENING BID) \$ 545.50

to fund 545.50

Law Offices of
DAVID H. TRATHEN

31 EAST MAIN STREET
BLOOMSBURG, PENNSYLVANIA 17815

DAVID H. TRATHEN

TELEPHONE (570) 784-2200
TELEFAX (570) 784-2222
EMAIL dtrathen@trathenlaw.com

July 5, 2010

Tim Chamberlin, Sheriff
Columbia County Sheriff's Office
Columbia County Courthouse
Bloomsburg, PA 17815

RE: Mausdale Farm Supply, Inc. v. Ronald L. Rohrbach, et al
Docket No.:2010-CV-507
Execution No.:2011-ED-85

Dear Sheriff Chamberlin:

I am following up on a conversation with your office from Friday, July 1, 2011. The above referenced mortgage foreclosure action/execution has been settled. The Defendants have paid an agreed upon amount to my client, Mausdale Farm Supply, Inc.

Please discontinue the sheriff's sale of real estate on the Writ of Execution filed to 2011-ED-85. The underlying mortgage has been satisfied and will be so marked in the recorder of Deeds Office and the judgment will be marked satisfied in the Prothonotary's Office. Kindly return any unused costs by check made payable to "Mausdale Farm Supply, Inc." through my office. I want to thank you for your cooperation and speed in setting up the sale.

Please contact me should you have any questions.

Sincerely,


David H. Trathen, Esq.

DHT/mmc

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



MAUSDALE FARM SUPPLY, INC.
vs.
RONALD L. ROHRBACH (et al.)

Case Number
2010CV507

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	07/01/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Linda Bilinski		
Primary Address:	153 Eisenhower Road Catawissa, PA 17820		
Phone:	570-799-5591	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <input checked="" type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other <input type="checkbox"/>		
Adult In Charge:	Linda Bilinski		
Relation:	Defendant		
Date:	07/01/11	Time:	1330
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	DAVID TRATHEN, ESQ.	Phone:	
-------	---------------------	--------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/01/2011

153 EISENHOWER ROAD, CATAWISSA, PA 17820

2010CV507

BILINSKI, LINDA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



MAUSDALE FARM SUPPLY, INC.
vs.
RONALD L. ROHRBACH (et al.)

Case Number
2010CV507

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	07/01/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	HAROLD W. BRECHT
Primary Address:	149 QUARRY DRIVE CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Harold Brecht
Relation:	Defendant
Date:	06/29/11
Time:	1320
Deputy:	6
Mileage:	

Attorney / Originator:

Name: DAVID TRATHEN, ESQ.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/01/2011

149 QUARRY DRIVE, CATAWISSA, PA 17820

2010CV507

BRECHT, HAROLD W.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



MAUSDALE FARM SUPPLY, INC.
vs.
RONALD L. ROHRBACH (et al.)

Case Number
2010CV507

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	07/01/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	KAY M. BRECHT		
Primary Address:	149 QUARRY DRIVE CATAWISSA, PA 17820		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Harold Brecht		
Relation:	Def's husband		
Date:	06/29/11	Time:	1320
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	DAVID TRATHEN, ESQ.	Phone:	
-------	---------------------	--------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/01/2011

149 QUARRY DRIVE, CATAWISSA, PA 17820

2010CV507

BRECHT, KAY M.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



MAUSDALE FARM SUPPLY, INC.
vs.
RONALD L. ROHRBACH (et al.)

Case Number
2010CV507

SHERIFF'S RETURN OF SERVICE

06/24/2011 09:20 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KAY BRECHT, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CATHY S ROHRBACH AT 240 SOUTHERN DRIVE, CATAWISSA, PA 17820.


JEFFREY PRICE, DEPUTY

SO ANSWERS,

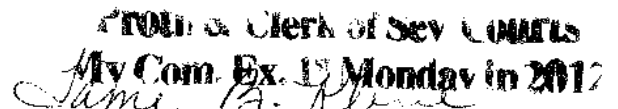

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 24, 2011

NOTARY

Affirmed and subscribed to before me this

24TH day of JUNE, 2011


Notary Public

DAVID TRATHEN, ESQ., Plaintiff Attorney

1000 Pennsylvania Avenue, Suite 1000, Philadelphia, PA 19107

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



MAUSDALE FARM SUPPLY, INC.
vs.
RONALD L. ROHRBACH (et al.)

Case Number
2010CV507

SHERIFF'S RETURN OF SERVICE

06/24/2011 09:20 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KAY BRECHT, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RONALD L. ROHRBACH AT 240 SOUTHERN DRIVE, CATAWISSA, PA 17820.


JEFFREY PRICE, DEPUTY

SO ANSWERS,

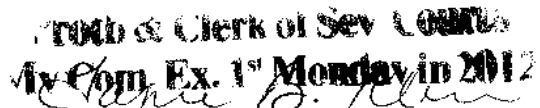

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 24, 2011

NOTARY

Affirmed and subscribed to before me this

24TH day of JUNE, 2011


David B. Trathen
Notary Public, Columbia County, PA

DAVID TRATHEN, ESQ., Plaintiff Attorney

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



MAUSDALE FARM SUPPLY, INC.
vs.
RONALD L. ROHRBACH (et al.)

Case Number
2010CV507

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/01/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RONALD L. ROHRBACH

Primary Address: 240 SOUTHERN DRIVE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: DAVID TRATHEN, ESQ.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

EXP: 07/01/2011

240 SOUTHERN DRIVE, CATAWISSA, PA 17820

2010CV507

ROHRBACH, RONALD L.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



MAUSDALE FARM SUPPLY, INC.
vs.
RONALD L. ROHRBACH (et al.)

Case Number
2010CV507

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/01/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATHY S ROHRBACH

Primary Address: 240 SOUTHERN DRIVE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kay Brecht

Relation: Manager

Date: 06/24/11

Time: 0920

Deputy: 6

Mileage:

Attorney / Originator:

Name: DAVID TRATHEN, ESQ.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

EXP: 07/01/2011

240 SOUTHERN DRIVE, CATAWISSA, PA 17820

2010CV507

ROHRBACH, CATHY S

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 23-JUN-11

FEE: \$5.00

CERT. NO: 10414

ROHRBACH RONALD L & CATHY S
240 SOUTHERN DR
CATAWISSA PA 17820

DISTRICT: CATAWISSA TWP
DEED: 0278-0949
LOCATION: QUARRY DRIVE
PARCEL: 09 -04 -009-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2010	PRIM	49.81	0.10	0.00	49.91
TOTAL DUE :					\$49.91

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2010

REQUESTED BY:

Tim Chamberlain - Sheriff
TR

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 23-JUN-11

FEE: \$5.00

CERT. NO10413

ROHRBACH RONALD L. & CATHEY
240 SOUTHERN DR
CATAWISSA PA 17820

DISTRICT: FRANKLIN TWP
DEED 0418-0626
LOCATION:
PARCEL: 16 -02 -012-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2010	PRIM	63.05	0.40	0.00	63.45
TOTAL DUE :					\$63.45

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2010

REQUESTED BY:

Tim Chambers - Sheriff
(Signature)

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 06/23/2011 11:39:20 AM

Owner: ROHRBACH RONALD L & CATHY

Municipality: FRANKLIN TWP

Parcel #: 16 -02 -012-00,000

240 SOUTHERN DR

CAIAWISSA PA 17820

Property Desc:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
018068	F	\$1.65	04/30/2011	\$1.68	06/30/2011	\$1.76	08/31/2011
		Payment					
018068	G	\$10.10	04/30/2011	\$10.31	06/30/2011	\$11.34	08/31/2011
		Payment					
018068	S	\$2.21	04/30/2011	\$2.26	06/30/2011	\$2.49	08/31/2011
		Payment					
018068	R	\$1.65	04/30/2011	\$1.68	06/30/2011	\$1.76	08/31/2011
		Payment					

Total Paid To Date:

\$0.00



Signature

6/23/11

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 06/23/2011 11:39:20 AM

Owner: ROHRBACH RONALD L & CATHY S

Municipality: CATAWISSA TOWNSHIP

Parcel #: 09 -04 -009-00,000

240 SOUTHERN DR
CATAWISSA PA 17820

Property Desc:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
013099	F	\$0.43	04/30/2011	\$0.44	06/30/2011	\$0.48	08/31/2011
		Payment					
013099	G	\$2.65	04/30/2011	\$2.70	06/30/2011	\$2.97	08/31/2011
		Payment					
013099	S	\$0.58	04/30/2011	\$0.59	06/30/2011	\$0.65	08/31/2011
		Payment					
013099	R	\$0.50	04/30/2011	\$0.51	06/30/2011	\$0.56	08/31/2011
		Payment					

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



MAUSDALE FARM SUPPLY, INC.
vs.
RONALD L. ROHRBACH (et al.)

Case Number
2010CV507

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/01/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY TAX CLAIM

Primary Address: PO BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DEB Miller

Relation: Clerk

Date: 6-23-11

Time: 1110

Deputy: Arter

Mileage:

Attorney / Originator:

Name: DAVID TRATHEN, ESQ.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

EXP: 07/01/2011

PO BOX 380, BLOOMSBURG, PA 17815

2010CV507

COLUMBIA COUNTY TAX

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



MAUSDALE FARM SUPPLY, INC.
vs.
RONALD L. ROHRBACH (et al.)

Case Number
2010CV507

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/01/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MAURIEL COLE

Relation: CUSTOMER SERVICE

Date: 6-23-11

Time: 1125

Deputy: ARTER

Mileage:

Attorney / Originator:

Name: DAVID TRATHEN, ESQ.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

EXP: 07/01/2011

15 PERRY AVENUE, BLOOMSBURG, PA 17815

2010CV507

DOMESTIC RELATIONS

Document Receipt

Trans # 28335 Carrier / service: POST 2PM 6/22/2011

Ship to: 28335

UNITED STATES OF AMERICA

950 PENNSYLVANIA AVE NW

Tracking #: 9171924291001000009351

Doc Ref #: 85ED2011

WASHINGTON DC 20530

Document Receipt

Trans # 28336 Carrier / service: POST 2PM 6/22/2011

Ship to: 28336

UNITED STATES OF AMERICA

ATTY FOR MIDDLE DISTRICT

235 N WASHINGTON AVE

Tracking #: 9171924291001000009368

Doc Ref #: 85ED2011

SCRANTON PA 18503

Document Receipt

Trans # 28337 Carrier / service: POST 2PM 6/22/2011

Ship to: 28337
HELENA CHEMICAL COMPANY

510 HERON DRIVE

Tracking #: 9171924291001000009375

Doc Ref #: 85ED2011

SWEDESBORO NJ 08085

Document Receipt

Trans # 28338 Carrier / service: POST 2PM 6/22/2011

Ship to: 28338

DELAVAN & SHIRLEY WHITENIGHT

C/O ROBERT L. MARKS, ESQ.
12 WEST MARKET STREET

Tracking #: 9171924291001000009382

Doc Ref #: 85ED2011

DANVILLE PA 17821

Document Receipt

Trans # 28339 Carrier / service: POST 2PM 6/22/2011

Ship to: 28339

UNITED STATES OF AMERICA

228 WALNUT STREET

Tracking #: 9171924291001000009399

Doc Ref #: 85ED2011

HARRISBURG PA 17108

Document Receipt

Trans # 28340 Carrier / service: POST 2PM 6/22/2011

Ship to: 28340

COMMONWEALTH OF PA

DEPT OF LABOR & INDUSTRY

PO BOX 60848

Tracking #: 9171924291001000009405

Doc Ref #: 85ED2011

HARRISBURG PA 17106

Document Receipt

Trans # 28341 Carrier / service: POST 2PM 6/22/2011

Ship to: 28341

COMMONWEALTH OF PA

DEPT OF REVENUE

PO BOX 280948

Tracking #: 9171924291001000009412

Doc Ref #: 85ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 28342 Carrier / service: POST 2PM 6/22/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000009429

Doc Ref #: 85ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 28343 Carrier / service: POST 2PM 6/22/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000009436

DEPARTMENT 281230

Doc Ref #: 85ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 28344 Carrier / service: POST 2PM 6/22/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000009443

Doc Ref #: 85ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 28345 Carrier / service: POST 2PM 6/22/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000009450

Doc Ref #: 85ED2011

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # _____

DATE RECEIVED _____
DOCKET AND INDEX _____

CHECK FOR PROPER INFO.

WRIT OF EXECUTION _____
COPY OF DESCRIPTION _____
WHEREABOUTS OF LKA _____
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF SALE _____
WAIVER OF WATCHMAN _____
AFFIDAVIT OF LIENS LIST _____
CHECK FOR \$1,350.00 OR _____ CK# _____

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE _____ TIME _____
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV507

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, AUGUST 03, 2011
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

CATAWISSA TOWNSHIP

ALL THOSE TWO (2) CERTAIN TRACTS OF LAND situate in the Township of Catawissa, Columbia County, Pennsylvania, being more particularly bounded and described as follows:

TRACT NO. 1:

BEGINNING at a stone in the public road leading from Catawissa to McIntyre Church;

THENCE, North forty-five and five-eighths degrees East (N. 45 5/8 E.) fifty-four and seven tenths perches (54.7 p.) to a post;

THENCE, North forty-two and three-fourth degrees West (N. 42 3/4 W.) forty-five and two tenth perches (45.2 p.) to a stone;

THENCE, South eighty-seven and one-fourth degrees East (S. 87 1/4 E.) sixty-two and seven tenths perches (62.7 p.) to a stone;

THENCE, North forty-three and one-fourth degrees West (N. 43 1/4 W.) seventy-nine and six tenths perches (79.6 p.) to a post;

THENCE, South fifty-seven and one-fourth degrees West (S. 57 1/4 W.) sixty-one and two tenths perches (61.2 p.) to a post;

THENCE, North twenty degrees ten minutes West

(N. 20 10' W.) thirty-six perches (36 p.) to a pine knot; THENCE, South eighty-three degrees West (S. 83 W.) twenty-nine and eight

tenths perches (29.8 p.) to a post; THENCE, North sixteen and three-fourths degrees West (N. 16 3/4 W.) six perches (6 p.) to a

post; THENCE, South seventy-three degrees ten minutes West (S. 73 10' W.) thirty-five perches (35 p.) to a stake in the middle of

said public road; THENCE, South forty-one and one-half degrees East (S. 41 1/2 E.) thirty-two and one tenth perches (32.1 p.);

THENCE, South forty-three and seven tenths degrees East (S. 43.7 E.) one hundred thirty-two perches (132 p.) to the PLACE OF

BEGINNING.

THIS TRACT CONTAINS sixty-five acres three perches (65 a. 3 p.) strict measure, more or less. Improved with two story frame dwelling, barn and other outbuildings

TRACT NO. 2:

BEGINNING at a corner of land now or formerly of Abraczinski and land now or formerly of Levan, and running; THENCE, by land

now or formerly of the said Levan in a Westwardly direction, three hundred seventy-seven feet (377') to a stone to be planted;

THENCE, in a Southeastwardly direction, two hundred eighty-four feet (284') along and through the lands now or formerly of said

Abraczinski to a stone to be planted in line of land now or formerly of said Levan; THENCE, along the said Levan line of land in a

Northwardly direction three hundred fifty-seven feet (357'), the PLACE OF BEGINNING.

THIS TRACT CONTAINS forty-nine thousand square feet (49,000 sq'), more or less. Being a triangular piece of land cut off of the Abraczinski farm in exchange for a small rectangular piece of land cut off of the Levan Farm for Abraczinski by deed dated December 14, 1942.

EXCEPTING THEREFROM AND THEREOUT the following four (4) tracts of land:

TRACT NO. 1 conveyed by Sterling I. Levan and Carrie A. Levan, his wife, to Douglas A. Raup, containing seventeen and seven sixteenth acres (17 7/16 a.) of land, by deed dated August 18, 1949 and recorded August 29, 1949, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 140 at Page 128.

TRACT NO. 2 conveyed by Sterling I. Levan, widower, to John T. Decates and Laura M. Decates, his wife, containing one and ninety-nine hundredths acres (1.99 a.) of land, by deed dated March 28, 1972 and recorded in the Office for the Recording of Deeds in and for Columbia County, in Deed Book 255 at Page 586.

TRACT NO. 3 conveyed by George L. Rohrbach and Margaret J. Rohrbach, his wife, to Harold W. Brecht and Kay M. Brecht, his wife, three and fourteen thousandths acres (3.014 a.) of land, by deed dated April 13, 1977 and recorded April 21, 1977, in the Office for the Recording of Deeds in and for Columbia County Pennsylvania, in Deed Book 280 at Page 942.

TRACT NO. 4 conveyed by George L. Rohrbach and Margaret J. Rohrbach, his wife, to Harold W. Brecht and Kay M. Brecht, his wife, four and three hundred fifty-nine thousandths acres (4.359 a.) of land, by deed dated April 3, 1992 and recorded April 3, 1992, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 497 at Page 939.

TRACT NO. 5 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Dennis and Sharon Stanchock, husband and wife, ten (10) acres of land by deed dated October 25, 2007 and recorded to Columbia County Instrument No. 200711027.

TRACT NO. 6 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to William J. and Linda A. Kreisher, husband and wife, two

(2) acres of land by deed dated October 25, 2007 and recorded to Columbia County Instrument No. 200711281.

TRACT NO. 7 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Harold W. Brecht and Kay M. Brecht, husband and wife, ten (10) acres of land by deed dated December 21, 2007 and recorded to Columbia County Instrument No. 200713120.

TRACT NO. 8 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Matthew J. and Marie C. Miniter, husband and wife, ten (10) acres of land by deed dated September 1, 2009 and recorded to Columbia County Instrument No. 200908299.

BEING THE REMAINING PORTION of the premises which George L. Rohrbach and Margaret J. Rohrbach, husband and wife, by their deed dated May 13, 1997 and recorded in the Columbia County Recorder of Deeds Office to Record Book 655, at page 236

granted and conveyed unto RONALD L. ROHRBACH and CATHY S. ROHRBACH.

FRANKLIN TOWNSHIP

ALL THAT CERTAIN parcel or tract of land situate in the Township of Franklin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner of lands now or formerly of Carl A. Rohrbach, Woodruff and Vought, and the tract herein conveyed, and running; THENCE by line of lands of Woodruff and Vought, North forty degrees West nine hundred ninety (N. 40 deg. W. 990') feet to a post; THENCE by other lands of George L. Rohrbach, one of the Grantors herein, North sixty-five degrees East one thousand nine hundred two (N. 65 deg. E. 1902') feet to a post; THENCE by lands now or formerly of Lorenzo Fetterman and Chandler C. Kline, South twenty-five degrees East one thousand seven hundred six (S. 25 deg. E. 1706') feet to a point in the center line of the public road leading from Rohrbach Bridge to Mt. Zion Church;

THENCE by the center line of said road, North seventy-four degrees West two hundred (N. 74 deg. W. 200') feet to a point;

THENCE by said center line South eighty-six degrees West five hundred (S. 86 deg. W. 500') feet to a point; THENCE diverging from said highway, North sixty-three and one-half degrees West one hundred fifty-five and five tenths (N. 63 1/2 deg. W. 155.5') feet to an iron pin on the northern side of said highway and on the eastern bank of Roaring Creek; THENCE by a line running South sixty and one-half degrees West (S. 60 1/2 deg. W.) located north of and parallel with the covered bridge and crossing Roaring Creek, a distance of one hundred twenty-four (124') feet to an iron pin on the West bank of said Creek; THENCE South eighteen and one-half degrees East one hundred thirty-four (S. 18 1/2 deg. E. 134') feet to an iron pin on the West side of the aforesaid highway;

THENCE by line of lands now or formerly in tenure of Carl A. Rohrbach, North fifty-four and one-half degrees West five hundred seventy-one and five tenths (N. 54 1/2 deg. W. 571.5') feet to an iron pin;

THENCE by the same South seventy-five and three fourths degrees West three hundred ninety (S. 75 3/4 deg. W. 390') feet to the iron pin, the place of BEGINNING.

Containing 44.46 acres less adverse conveyances totalling 5.69 acres, leaving a remainder of 38.77 acres as surveyed by A. Carl Wolfe, P.E.

EXCEPTING AND RESERVING out of and from the above described tract the following parcels or tracts of land;

(1) Parcel or tract of land containing three (3) acres, more or less, as described in Deed from Adali Rohrbach and Hazel Rohrbach, his wife, to Charles Vought dated March 14, 1936, and recorded March 23, 1936, in the Office of the Recorder of Deeds and Mortgages at Bloomsburg, Pennsylvania, in Deed Book Vol. 112, Page 531.

(2) Parcel or lot of land containing 1.04 acres as described in deed from Adali Rohrbach and Hazel A. Rohrbach, his wife, to Albert M. Horsfield and Lucy A. Horsfield, his wife, dated July 18, 1958, and recorded in said Recorder's Office on July 23, 1958, in Deed Book Vol. 190, Page 438.

(3) Parcel or tract of land containing 81/100 of an acre as described in deed from Adali C. Rohrbach and Hazel A. Rohrbach, his wife, to Estelle T. Lapinski, Helen E. Lapinski and Walter J. Lapinski, as joint tenants with the right of survivorship and not as tenants in common dated June 15, 1960, and recorded on June 17, 1960, in said Recorder's Office in Deed Book Vol. 201, Page 435.

(4) Parcel or tract of land containing 84/100 of an acre as described in Deed from Adali C. Rohrbach and Hazel A. Rohrbach, his wife, to Paul T. Mikulak; Arthur B. Kelley and Dorothy Kelley, his wife, dated October 25, 1963, and recorded on said date in said Recorder's Office in Deed Book Vol. 221, Page 574.

EXCEPTING AND RESERVING to Adali C. Rohrbach and Hazel A. Rohrbach, his wife, their heirs and assigns" owners, possessors and occupiers, of any portion or all of the lands of which the above described tract was formerly a part, the right and privilege of returning Roaring Creek to the position and within the banks now occupied by said Creek in the event said Creek shall change or deviate from its present course at some future time, with the further privilege and right of crossing the lands hereinabove conveyed for said purposes; provided, the bed of the Creek shall be used for this purpose so far as it is possible so to do in order that the condition of the lots adjacent to said Creek may be preserved, and provided further that this right and privilege shall extend only to the owners of lots abutting on the Creek at its present location or the owners of land forming a part of the premises of which the above described tract is a part which will be affected or damaged by changes in the Creek bed.

EXCEPTING AND RESERVING a parcel or tract of land containing 15.422 acres, more or less, as described in Columbia County Instrument Number 200004136 conveyed unto Christopher R. and Carol A. Leach by deed dated May 8, 2000.

EXCEPTING AND RESERVING unto the Grantors, their heirs, assigns, invitees and occupiers, the full, free liberty and right at all times hereafter forever, to have and use a passageway or road fifty (50') feet wide leading from the northwestern side of Township Road #312 known as Pinnacle Drive to other land of the Grantors to the north of the herein conveyed tract for any and all purposes connected with the use and occupation of said lands of Grantors.

BEING THE REMAINING PORTION of the premises which George L. Rohrbach and Margaret J. Rohrbach, husband and wife, by their deed dated 1988 and recorded on in the Columbia County Recorder of Deeds Office to record Book 418, at Page 626, granted and conveyed unto RONALD L. ROHRBACH.

PROPERTY ADDRESS: 240 SOUTHERN DRIVE, CATAWISSA, PA 17820

Seized and taken into execution to be sold as the property of RONALD L. ROHRBACH, CATHY S ROHRBACH in suit of MAUSDALE FARM SUPPLY, INC..

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
DAVID TRATHEN, ESQ.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



MAUSDALE FARM SUPPLY, INC.
vs.
RONALD L. ROHRBACH (et al.)

Case Number
2010CV507

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	07/01/2011	Warrant:
Notes:	SHERIFF'S SALE BILL			

Serve To:

Name:	(POSTING)
Primary Address:	240 SOUTHERN DRIVE CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:		
Relation:		
Date:		Time:
Deputy:		Mileage:

Attorney / Originator:

Name:	DAVID TRATHEN, ESQ.	Phone:	
-------	---------------------	--------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/01/2011

240 SOUTHERN DRIVE, CATAWISSA, PA 17820

2010CV507

(POSTING)

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID# 76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/h/a
ROHRBACH FARMS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA

: CIVIL ACTION- LAW/EQUITY

: NO. ~~2003~~ CV-507

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property of the Defendants:

(1) Real estate to be subject of the levy and sheriff's sale:

(A). See attached physical description for 23.35 acres of vacant land located along Swamp Drive, in Franklin Township, Columbia County with a Columbia County Parcel #16-02-012-00;

(B) See attached physical description for 14.14 acres of vacant land along Quarry Drive, Catawissa Township, Columbia County with a Columbia County Parcel #09-04-009-00.

Titled vested in the Defendants Ronald L. Rohrbach AND Cathy S. Rohrbach.

(2) Amount due:	\$146,867.13
Interest through date of filing:	\$ 48,515.87
Attorney's Fees	\$ 2,500.00
Costs to be added:	\$ 1,480.00
TOTAL:	\$199,363.00

Seal of the Court

6-11-11

Prothonotary

By Kelly P. Blum
Deputy

TO

FOR COUNTS

2011

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID# 76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/h/a
ROHRBACH FARMS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA

: CIVIL ACTION- LAW/EQUITY

: NO. ²⁰¹⁵⁰⁸⁵₂₀₁₀ 2003-CV-507

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property of the Defendants:

(1) Real estate to be subject of the levy and sheriff's sale:

(A). See attached physical description for 23.35 acres of vacant land located along Swamp Drive, in Franklin Township, Columbia County with a Columbia County Parcel #16-02-012-00;

(B) See attached physical description for 14.14 acres of vacant land along Quarry Drive, Catawissa Township, Columbia County with a Columbia County Parcel #09-04-009-00.

Titled vested in the Defendants Ronald L. Rohrbach AND Cathy S. Rohrbach.

(2) Amount due:	\$146,867.13
Interest through date of filing:	\$ 48,515.87
Attorney's Fees	\$ 2,500.00
Costs to be added:	\$ 1,480.00
TOTAL:	\$199,363.00

Seal of the Court

6-11-11

James B. Plene
Prothonotary

By Kelly J. Brown
Deputy

Prothonotary & Clerk of Court

As of

10

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID# 76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA

: CIVIL ACTION- LAW/EQUITY

: NO. ~~2003~~ ^{2011 ED-85} CV-507

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property of the Defendants:

(1) Real estate to be subject of the levy and sheriff's sale:

(A). See attached physical description for 23.35 acres of vacant land located along Swamp Drive, in Franklin Township, Columbia County with a Columbia County Parcel #16-02-012-00;

(B) See attached physical description for 14.14 acres of vacant land along Quarry Drive, Catawissa Township, Columbia County with a Columbia County Parcel #09-04-009-00.

Titled vested in the Defendants Ronald L. Rohrbach AND Cathy S. Rohrbach.

(2) Amount due:	\$146,867.13
Interest through date of filing:	\$ 48,515.87
Attorney's Fees	\$ 2,500.00
Costs to be added:	\$ 1,480.00
TOTAL:	\$199,363.00

Seal of the Court

6-11-11

Jane B. Kline
Prothonotary

By Kelly R. Dwyer
Deputy

FILED
JUN 11 2011
CLERK OF COURT
COLUMBIA COUNTY, PA

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID# 76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA

:
: CIVIL ACTION- LAW/EQUITY
:

:
: *2011 ED-85*
: *2010*
: NO. ~~2003~~-CV-507

PRAECIPE FOR WRIT OF EXECUTION

(Mortgage Foreclosure)

TO THE PROTHONOTARY:

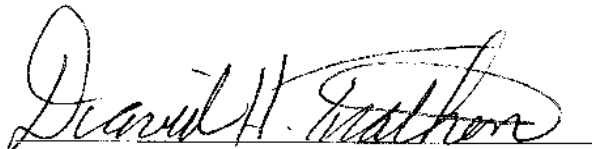
Kindly issue writ of execution in the above matter:

- (1) directed to the Sheriff of Columbia County;
- (2) against, RONALD L. ROHRBACH AND CATHY S. ROHRBACH
individually and t/d/b/a ROHRBACH FARMS Defendants; ,

- (3) index this writ against the Defendants; and

(4) Amount due:	\$146,867.13
Interest through date of filing:	\$ 48,515.87
Attorney's Fees	\$ 2,500.00
Costs to be added:	\$ 1,480.00
TOTAL:	<u>\$199,363.00</u>

LAW OFFICES OF DAVID H. TRATHEN



David H. Trathen, Esquire
Attorney for Plaintiff

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

201 JUN 17 A 11:25

FILED
PROTHONOTARY

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID# 76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA

:
: CIVIL ACTION- LAW/EQUITY
:

:
: *2011 ED 85*
: *2010*
: NO. ~~2005~~ CV-507

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2011 JUN 17 A 11: 25

FILED
PROTHONOTARY

PRAECIPE FOR WRIT OF EXECUTION

(Mortgage Foreclosure)

TO THE PROTHONOTARY:

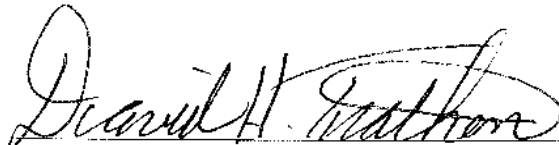
Kindly issue writ of execution in the above matter:

- (1) directed to the Sheriff of Columbia County;
- (2) against, RONALD L. ROHRBACH AND CATHY S. ROHRBACH
individually and t/d/b/a ROHRBACH FARMS Defendants; ,

- (3) index this writ against the Defendants; and

- | | |
|----------------------------------|--------------|
| (4) Amount due: | \$146,867.13 |
| Interest through date of filing: | \$ 48,515.87 |
| Attorney's Fees | \$ 2,500.00 |
| Costs to be added: | \$ 1,480.00 |
| TOTAL: | \$199,363.00 |

LAW OFFICES OF DAVID H. TRATHEN



David H. Trathen, Esquire
Attorney for Plaintiff

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID #76091

MAUSDALE FARM SUPPLY, INC.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff,	:	OF THE 26 TH JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH
vs.	:	
	:	CIVIL ACTION – AT LAW
RONALD L. ROHRBACH AND	:	IN MORTGAGE FORECLOSURE
CATHY S. ROHRBACH,	:	
individually and t/d/b/a	:	
ROHRBACH FARMS, and	:	
UNITED STATES OF AMERICA	:	
Defendants	:	NO. 2010-CV-507

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: CATHY S. ROHRBACH,
Individually and t/b/a ROHRBACH FARMS
240 Southern Drive, Catawissa, PA 17820

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of COLUMBIA County, Pennsylvania, and to the Sheriff of COLUMBIA County, so directed, there will be exposed to Public Sale in the Sheriff's Office of the Columbia County Courthouse, Bloomsburg, Pennsylvania

On the _____, day of _____, at _____, __M, the following described real estate, of which, RONALD L. ROHRBACH AND CATHY S. ROHRBACH, judgment debtors, are owners or reputed owners:

Parcel 1 - 23.35 acres of vacant land in Franklin Township titled vested in RONALD L. ROHRBACH. Physical description attached as Exhibit A. Columbia County Parcel #16-02-012.

Parcel 2 – 14.14 acres of vacant land in Catawissa Township title vested in RONALD L. ROHRBACH AND CATHY S. ROHRBACH. Physical description is attached as Exhibit B. Columbia County Parcel #09-04-009

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of:

MAUSDALE FARM SUPPLY, INC.,

v.

Ex. No. _____

in the amount of \$199,363.00

RONALD L. ROHRBACH AND CATHY S.

ROHRBACH individually and t/d/b/a

ROHRBACH FARMS, and UNITED STATES OF AMERICA.

Claims against property must be filed at the Office of the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exemptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, *you must act promptly.*

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Court Administrator
Columbia County Courthouse
Bloomsburg, PA 17815
(570) 389-5667

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

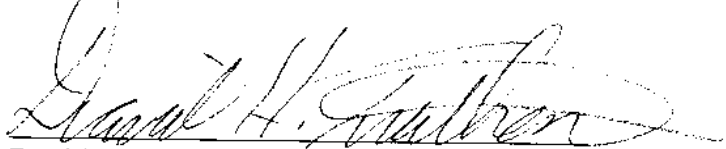
If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file a defense on time. If the judgment is opened the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN THE (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

LAW OFFICES OF DAVID H. TRATHEN

A handwritten signature in cursive script, appearing to read "David H. Trathen", written over a horizontal line.

David H. Trathen, Esquire
Attorney for Plaintiff

ALL THAT CERTAIN parcel or tract of land situate in the Township of Franklin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner of lands now or formerly of Carl A. Rohrbach, Woodruff and Vought, and the tract herein conveyed, and running;

THENCE by line of lands of Woodruff and Vought, North forty degrees West nine hundred ninety (N. 40 deg. W. 990') feet to a post;

THENCE by other lands of George L. Rohrbach, one of the Grantors herein, North sixty-five degrees East one thousand nine hundred two (N. 65 deg. E. 1902') feet to a post;

THENCE by lands now or formerly of Lorenzo Fetterman and Chandler C. Kline, South twenty-five degrees East one thousand seven hundred six (S. 25 deg. E. 1706') feet to a point in the center line of the public road leading from Rohrbach Bridge to Mt. Zion Church;

THENCE by the center line of said road, North seventy-four degrees West two hundred (N. 74 deg. W. 200') feet to a point;

THENCE by said center line South eighty-six degrees West five hundred (S. 86 deg. W. 500') feet to a point;

THENCE diverging from said highway, North sixty-three and one-half degrees West one hundred fifty-five and five tenths (N. 63 1/2 deg. W. 155.5') feet to an iron pin on the northern side of said highway and on the eastern bank of Roaring Creek;

THENCE by a line running South sixty and one-half degrees West (S. 60 1/2 deg. W.) located north of and parallel with the covered bridge and crossing Roaring Creek, a distance of one hundred twenty-four (124') feet to an iron pin on the West bank of said Creek;

THENCE South eighteen and one-half degrees East one hundred thirty-four (S. 18 1/2 deg. E. 134') feet to an iron pin on the West side of the aforesaid highway;

THENCE by line of lands now or formerly in tenure of Carl A. Rohrbach, North fifty-four and one-half degrees West five hundred seventy-one and five tenths (N. 54 1/2 deg. W. 571.5') feet to an iron pin;

THENCE by the same South seventy-five and three fourths degrees West three hundred ninety (S. 75 3/4 deg. W. 390') feet to the iron pin, the place of BEGINNING.

Containing 44.46 acres less adverse conveyances totalling 5.69 acres, leaving a remainder of 38.77 acres as surveyed by A. Carl Wolfe, P.E.

EXHIBIT A

EXCEPTING AND RESERVING out of and from the above described tract the following parcels or tracts of land;

(1) Parcel or tract of land containing three (3) acres, more or less, as described in Deed from Adali Rohrbach and Hazel Rohrbach, his wife, to Charles Vought dated March 14, 1936, and recorded March 23, 1936, in the Office of the Recorder of Deeds and Mortgages at Bloomsburg, Pennsylvania, in Deed Book Vol. 112, Page 531.

(2) Parcel or lot of land containing 1.04 acres as described in deed from Adali Rohrbach and Hazel A. Rohrbach, his wife, to Albert M. Horsfield and Lucy A. Horsfield, his wife, dated July 18, 1958, and recorded in said Recorder's Office on July 23, 1958, in Deed Book Vol. 190, Page 438.

(3) Parcel or tract of land containing 81/100 of an acre as described in deed from Adali C. Rohrbach and Hazel A. Rohrbach, his wife, to Estelle T. Lapinski, Helen E. Lapinski and Walter J. Lapinski, as joint tenants with the right of survivorship and not as tenants in common dated June 15, 1960, and recorded on June 17, 1960, in said Recorder's Office in Deed Book Vol. 201, Page 435.

(4) Parcel or tract of land containing 84/100 of an acre as described in Deed from Adali C. Rohrbach and Hazel A. Rohrbach, his wife, to Paul T. Mikulak; Arthur D. Kelley and Dorothy Kelley, his wife, dated October 25, 1963, and recorded on said date in said Recorder's Office in Deed Book Vol. 221, Page 574.

EXCEPTING AND RESERVING to Adali C. Rohrbach and Hazel A. Rohrbach, his wife, their heirs and assigns, owners, possessors and occupiers, of any portion or all of the lands of which the above described tract was formerly a part, the right and privilege of returning Roaring Creek to the position and within the banks now occupied by said Creek in the event said Creek shall change or deviate from its present course at some future time, with the further privilege and right of crossing the lands hereinabove conveyed for said purposes; provided, the bed of the Creek shall be used for this purpose so far as it is possible so to do in order that the condition of the lots adjacent to said Creek may be preserved, and provided further that this right and privilege shall extend only to the owners of lots abutting on the Creek at its present location or the owners of land forming a part of the premises of which the above described tract is a part which will be affected or damaged by changes in the Creek bed.

EXCEPTING AND RESERVING a parcel or tract of land containing 15.422 acres, more or less, as described in Columbia County Instrument Number 200004136 conveyed unto Christopher R. and Carol A. Leach by deed dated May 8, 2000.

EXCEPTING AND RESERVING unto the Grantors, their heirs, assigns, invitees and occupiers, the full, free liberty and right at all times hereafter forever, to have and use a passageway or road fifty (50') feet wide leading from the northwestern side of Township Road #312 known as Pinnacle Drive to other land of the Grantors to the north of the herein conveyed tract for any and all purposes connected with the use and occupation of said lands of Grantors.

BEING THE REMAINING PORTION of the premises which George L. Rohrbach and Margaret J. Rohrbach, husband and wife, by their deed dated 1988 and recorded on in the Columbia County Recorder of Deeds Office to record Book 418, at Page 626, granted and conveyed unto **RONALD L. ROHRBACH** .

ALL THOSE TWO (2) CERTAIN TRACTS OF LAND situate in the Township of Catawissa, Columbia County, Pennsylvania, being more particularly bounded and described as follows:

TRACT NO. 1:

BEGINNING at a stone in the public road leading from Catawissa to McIntyre Church;

THENCE, North forty-five and five-eighths degrees East (N. 45 5/8 E.) fifty-four and seven tenths perches (54.7 p.) to a post;

THENCE, North forty-two and three-fourth degrees West (N. 42 3/4 W.) forty-five and two tenth perches (45.2 p.) to a stone;

THENCE, South eighty-seven and one-fourth degrees East (S. 87 1/4 E.) sixty-two and seven tenths perches (62.7 p.) to a stone;

THENCE, North forty-three and one-fourth degrees West (N. 43 1/4 W.) seventy-nine and six tenths perches (79.6 p.) to a post;

THENCE, South fifty-seven and one-fourth degrees West (S. 57 1/4 W.) sixty-one and two tenths perches (61.2 p.) to a post;

THENCE, North twenty degrees ten minutes West (N. 20 10' W.) thirty-six perches (36 p.) to a pine knot;

THENCE, South eighty-three degrees West (S. 83 W.) twenty-nine and eight tenths perches (29.8 p.) to a post;

THENCE, North sixteen and three-fourths degrees West (N. 16 3/4 W.) six perches (6 p.) to a post;

THENCE, South seventy-three degrees ten minutes West (S. 73 10' W.) thirty-five perches (35 p.) to a stake in the middle of said public road;

THENCE, South forty-one and one-half degrees East (S. 41 1/2 E.) thirty-two and one tenth perches (32.1 p.);

THENCE, South forty-three and seven tenths degrees East (S. 43.7 E.) one hundred thirty-two perches (132 p.) to the **PLACE OF BEGINNING**.

THIS TRACT CONTAINS sixty-five acres three perches (65 a. 3 p.) strict measure, more or less. Improved with two story frame dwelling, barn and other outbuildings

TRACT NO. 2:

BEGINNING at a corner of land now or formerly of Abraczinski and land now or formerly of Levan, and running;

THENCE, by land now or formerly of the said Levan in a Westwardly direction, three hundred seventy-seven feet (377') to a stone to be planted;

THENCE, in a Southeastwardly direction, two hundred eighty-four feet (284') along and through the lands now or formerly of said Abraczinski to a stone to be planted in line of land now or formerly of said Levan;

THENCE, along the said Levan line of land in a Northwardly direction three hundred fifty-seven feet (357'), the **PLACE OF BEGINNING**.

THIS TRACT CONTAINS forty-nine thousand square feet (49,000 sq'), more or less. Being a triangular piece of land cut off of the Abraczinski farm in exchange for a small rectangular piece of land cut off of the Levan Farm for Abraczinski by deed dated December 14, 1942.

EXHIBIT B

EXCEPTING THEREFROM AND THEREOUT the following four (4) tracts of land:

TRACT NO.1 conveyed by Sterling I. Levan and Carrie A. Levan, his wife, to Douglas A. Raup, containing seventeen and seven sixteenth acres (17 7/16 a.) of land, by deed dated August 18, 1949 and recorded August 29, 1949, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 140 at Page 128.

TRACT NO.2 conveyed by Sterling I. Levan, widower, to John T. Decates and Laura M. Decates, his wife, containing one and ninety-nine hundredths acres (1.99 a.) of land, by deed dated March 28, 1972 and recorded in the Office for the Recording of Deeds in and for Columbia County, in Deed Book 255 at Page 586.

TRACT NO.3 conveyed by George L. Rohrbach and Margaret J. Rohrbach, his wife, to Harold W. Brecht and Kay M. Brecht, his wife, three and fourteen thousandths acres (3.014 a.) of land, by deed dated April 13, 1977 and recorded April 21, 1977, in the Office for the Recording of Deeds in and for Columbia County Pennsylvania, in Deed Book 280 at Page 942.

TRACT NO.4 conveyed by George L. Rohrbach and Margaret J. Rohrbach, his wife, to Harold W. Brecht and Kay M. Brecht, his wife, four and three hundred fifty-nine thousandths acres (4.359 a.) of land, by deed dated April 3, 1992 and recorded April 3, 1992, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 497 at Page 939.

TRACT NO.5 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Dennis and Sharon Stanchock, husband and wife, ten (10) acres of land by deed dated October 25, 2007 and recorded to Columbia County Instrument No. 200711027.

TRACT NO.6 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to William J. and Linda A. Kreisher, husband and wife, two (2) acres of land by deed dated October 25, 2007 and recorded to Columbia County Instrument No. 200711281.

TRACT NO.7 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Harold W. Brecht and Kay M. Brecht, husband and wife, ten (10) acres of land by deed dated December 21, 2007 and recorded to Columbia County Instrument No. 200713120.

TRACT NO.8 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Matthew J. and Marie C. Miniter, husband and wife, ten (10) acres of land by deed dated September 1, 2009 and recorded to Columbia County Instrument No. 200908299.

BEING THE REMAINING PORTION of the premises which George L. Rohrbach and Margaret J. Rohrbach, husband and wife, by their deed dated May 13, 1997 and recorded in the Columbia County Recorder of Deeds Office to Record Book 655, at Page 236 granted and conveyed unto **RONALD L. ROHRBACH** and **CATHY S. ROHRBACH**.

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID #76091

MAUSDALE FARM SUPPLY, INC.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff,	:	OF THE 26 TH JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH
vs.	:	
	:	CIVIL ACTION – AT LAW
RONALD L. ROHRBACH AND	:	IN MORTGAGE FORECLOSURE
CATHY S. ROHRBACH,	:	
individually and t/d/b/a	:	
ROHRBACH FARMS, and	:	
UNITED STATES OF AMERICA	:	
Defendants	:	NO. 2010-CV-507

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: **RONALD L. ROHRBACH,**
Individually and t/b/a ROHRBACH FARMS
240 Southern Drive, Catawissa, PA 17820

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of COLUMBIA County, Pennsylvania, and to the Sheriff of COLUMBIA County, so directed, there will be exposed to Public Sale in the Sheriff's Office of the Columbia County Courthouse, Bloomsburg, Pennsylvania

On the _____, day of _____, at _____, __M, the following described real estate, of which, RONALD L. ROHRBACH AND CATHY S. ROHRBACH, judgment debtors, are owners or reputed owners:

Parcel 1- 23.35 acres of vacant land in Franklin Township titled vested in RONALD L. ROHRBACH. Physical description attached as Exhibit A. Columbia County Parcel #16-02-012.

Parcel 2 – 14.14 acres of vacant land in Catawissa Township title vested in RONALD L. ROHRBACH AND CATHY S. ROHRBACH. Physical description is attached as Exhibit B. Columbia County Parcel #09-04-009

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of:

MAUSDALE FARM SUPPLY, INC.,

v.

Ex. No. _____

in the amount of \$199,363.00

RONALD L. ROHRBACH AND CATHY S.

ROHRBACH individually and t/d/b/a

ROHRBACH FARMS, and UNITED STATES OF AMERICA.

Claims against property must be filed at the Office of the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exemptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, *you must act promptly.*

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Court Administrator
Columbia County Courthouse
Bloomsburg, PA 17815
(570) 389-5667

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

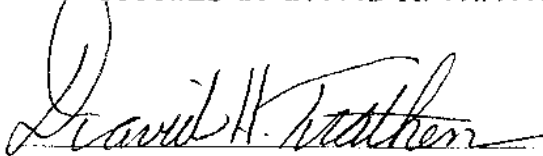
If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file a defense on time. If the judgment is opened the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN THE (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

LAW OFFICES OF DAVID H. TRATHEN

A handwritten signature in black ink, appearing to read "David H. Trathen", written over a horizontal line.

David H. Trathen, Esquire
Attorney for Plaintiff

ALL THAT CERTAIN parcel or tract of land situate in the Township of Franklin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner of lands now or formerly of Carl A. Rohrbach, Woodruff and Vought, and the tract herein conveyed, and running;

THENCE by line of lands of Woodruff and Vought, North forty degrees West nine hundred ninety (N. 40 deg. W. 990') feet to a post;

THENCE by other lands of George L. Rohrbach, one of the Grantors herein, North sixty-five degrees East one thousand nine hundred two (N. 65 deg. E. 1902') feet to a post;

THENCE by lands now or formerly of Lorenzo Fetterman and Chandler C. Kline, South twenty-five degrees East one thousand seven hundred six (S. 25 deg. E. 1706') feet to a point in the center line of the public road leading from Rohrbach Bridge to Mt. Zion Church;

THENCE by the center line of said road, North seventy-four degrees West two hundred (N. 74 deg. W. 200') feet to a point;

THENCE by said center line South eighty-six degrees West five hundred (S. 86 deg. W. 500') feet to a point;

THENCE diverging from said highway, North sixty-three and one-half degrees West one hundred fifty-five and five tenths (N. 63 1/2 deg. W. 155.5') feet to an iron pin on the northern side of said highway and on the eastern bank of Roaring Creek;

THENCE by a line running South sixty and one-half degrees West (S. 60 1/2 deg. W.) located north of and parallel with the covered bridge and crossing Roaring Creek, a distance of one hundred twenty-four (124') feet to an iron pin on the West bank of said Creek;

THENCE South eighteen and one-half degrees East one hundred thirty-four (S. 18 1/2 deg. E. 134') feet to an iron pin on the West side of the aforesaid highway;

THENCE by line of lands now or formerly in tenure of Carl A. Rohrbach, North fifty-four and one-half degrees West five hundred seventy-one and five tenths (N. 54 1/2 deg. W. 571.5') feet to an iron pin;

THENCE by the same South seventy-five and three fourths degrees West three hundred ninety (S. 75 3/4 deg. W. 390') feet to the iron pin, the place of BEGINNING.

Containing 44.46 acres less adverse conveyances totalling 5.69 acres, leaving a remainder of 38.77 acres as surveyed by A. Carl Wolfe, P.E.

EXHIBIT A

EXCEPTING AND RESERVING out of and from the above described tract the following parcels or tracts of land;

(1) Parcel or tract of land containing three (3) acres, more or less, as described in Deed from Adali Rohrbach and Hazel Rohrbach, his wife, to Charles Vought dated March 14, 1936, and recorded March 23, 1936, in the Office of the Recorder of Deeds and Mortgages at Bloomsburg, Pennsylvania, in Deed Book Vol. 112, Page 531.

(2) Parcel or lot of land containing 1.04 acres as described in deed from Adali Rohrbach and Hazel A. Rohrbach, his wife, to Albert M. Horsfield and Lucy A. Horsfield, his wife, dated July 18, 1958, and recorded in said Recorder's Office on July 23, 1958, in Deed Book Vol. 190, Page 438.

(3) Parcel or tract of land containing 81/100 of an acre as described in deed from Adali C. Rohrbach and Hazel A. Rohrbach, his wife, to Estelle T. Lapinski, Helen E. Lapinski and Walter J. Lapinski, as joint tenants with the right of survivorship and not as tenants in common dated June 15, 1960, and recorded on June 17, 1960, in said Recorder's Office in Deed Book Vol. 201, Page 435.

(4) Parcel or tract of land containing 84/100 of an acre as described in Deed from Adali C. Rohrbach and Hazel A. Rohrbach, his wife, to Paul T. Mikulak; Arthur B. Kelley and Dorothy Kelley, his wife, dated October 25, 1963, and recorded on said date in said Recorder's Office in Deed Book Vol. 221, Page 574.

EXCEPTING AND RESERVING to Adali C. Rohrbach and Hazel A. Rohrbach, his wife, their heirs and assigns, owners, possessors and occupiers, of any portion or all of the lands of which the above described tract was formerly a part, the right and privilege of returning Roaring Creek to the position and within the banks now occupied by said Creek in the event said Creek shall change or deviate from its present course at some future time, with the further privilege and right of crossing the lands hereinabove conveyed for said purposes; provided, the bed of the Creek shall be used for this purpose so far as it is possible so to do in order that the condition of the lots adjacent to said Creek may be preserved, and provided further that this right and privilege shall extend only to the owners of lots abutting on the Creek at its present location or the owners of land forming a part of the premises of which the above described tract is a part which will be affected or damaged by changes in the Creek bed.

EXCEPTING AND RESERVING a parcel or tract of land containing 15.422 acres, more or less, as described in Columbia County Instrument Number 200004136 conveyed unto Christopher R. and Carol A. Leach by deed dated May 8, 2000.

EXCEPTING AND RESERVING unto the Grantors, their heirs, assigns, invitees and occupiers, the full, free liberty and right at all times hereafter forever, to have and use a passageway or road fifty (50') feet wide leading from the northwestern side of Township Road #312 known as Pinnacle Drive to other land of the Grantors to the north of the herein conveyed tract for any and all purposes connected with the use and occupation of said lands of Grantors.

BEING THE REMAINING PORTION of the premises which George L. Rohrbach and Margaret J. Rohrbach, husband and wife, by their deed dated 1988 and recorded on in the Columbia County Recorder of Deeds Office to record Book 418, at Page 626, granted and conveyed unto **RONALD L. ROHRBACH** .

ALL THOSE TWO (2) CERTAIN TRACTS OF LAND situate in the Township of Catawissa, Columbia County, Pennsylvania, being more particularly bounded and described as follows:

TRACT NO.1:

BEGINNING at a stone in the public road leading from Catawissa to McIntyre Church;

THENCE, North forty-five and five-eighths degrees East (N. 45 5/8 E.) fifty-four and seven tenths perches (54.7 p.) to a post;

THENCE, North forty-two and three-fourth degrees West (N. 42 3/4 W.) forty-five and two tenth perches (45.2 p.) to a stone;

THENCE, South eighty-seven and one-fourth degrees East (S. 87 1/4 E.) sixty-two and seven tenths perches (62.7 p.) to a stone;

THENCE, North forty-three and one-fourth degrees West (N. 43 1/4 W.) seventy-nine and six tenths perches (79.6 p.) to a post;

THENCE, South fifty-seven and one-fourth degrees West (S. 57 1/4 W.) sixty-one and two tenths perches (61.2 p.) to a post;

THENCE, North twenty degrees ten minutes West (N. 20 10' W.) thirty-six perches (36 p.) to a pine knot;

THENCE, South eighty-three degrees West (S. 83 W.) twenty-nine and eight tenths perches (29.8 p.) to a post;

THENCE, North sixteen and three-fourths degrees West (N. 16 3/4 W.) six perches (6 p.) to a post;

THENCE, South seventy-three degrees ten minutes West (S. 73 10' W.) thirty-five perches (35 p.) to a stake in the middle of said public road;

THENCE, South forty-one and one-half degrees East (S. 41 1/2 E.) thirty-two and one tenth perches (32.1 p.);

THENCE, South forty-three and seven tenths degrees East (S. 43.7 E.) one hundred thirty-two perches (132 p.) to the **PLACE OF BEGINNING**.

THIS TRACT CONTAINS sixty-five acres three perches (65 a. 3 p.) strict measure, more or less. Improved with two story frame dwelling, barn and other outbuildings

TRACT NO. 2:

BEGINNING at a corner of land now or formerly of Abraczinski and land now or formerly of Levan, and running;

THENCE, by land now or formerly of the said Levan in a Westwardly direction, three hundred seventy-seven feet (377') to a stone to be planted;

THENCE, in a Southeastwardly direction, two hundred eighty-four feet (284') along and through the lands now or formerly of said Abraczinski to a stone to be planted in line of land now or formerly of said Levan;

THENCE, along the said Levan line of land in a Northwardly direction three hundred fifty-seven feet (357'), the **PLACE OF BEGINNING**.

THIS TRACT CONTAINS forty-nine thousand square feet (49,000 sq'), more or less. Being a triangular piece of land cut off of the Abraczinski farm in exchange for a small rectangular piece of land cut off of the Levan Farm for Abraczinski by deed dated December 14, 1942.

EXHIBIT B

EXCEPTING THEREFROM AND THEREOUT the following four (4) tracts of land:

TRACT NO.1 conveyed by Sterling I. Levan and Carrie A. Levan, his wife, to Douglas A. Raup, containing seventeen and seven sixteenth acres (17 7/16 a.) of land, by deed dated August 18, 1949 and recorded August 29, 1949, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 140 at Page 128.

TRACT NO.2 conveyed by Sterling I. Levan, widower, to John T. Decates and Laura M. Decates, his wife, containing one and ninety-nine hundredths acres (1.99 a.) of land, by deed dated March 28, 1972 and recorded in the Office for the Recording of Deeds in and for Columbia County, in Deed Book 255 at Page 586.

TRACT NO.3 conveyed by George L. Rohrbach and Margaret J. Rohrbach, his wife, to Harold W. Brecht and Kay M. Brecht, his wife, three and fourteen thousandths acres (3.014 a.) of land, by deed dated April 13, 1977 and recorded April 21, 1977, in the Office for the Recording of Deeds in and for Columbia County Pennsylvania, in Deed Book 280 at Page 942.

TRACT NO.4 conveyed by George L. Rohrbach and Margaret J. Rohrbach, his wife, to Harold W. Brecht and Kay M. Brecht, his wife, four and three hundred fifty-nine thousandths acres (4.359 a.) of land, by deed dated April 3, 1992 and recorded April 3, 1992, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 497 at Page 939.

TRACT NO.5 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Dennis and Sharon Stanchock, husband and wife, ten (10) acres of land by deed dated October 25, 2007 and recorded to Columbia County Instrument No. 200711027.

TRACT NO.6 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to William J. and Linda A. Kreisher, husband and wife, two (2) acres of land by deed dated October 25, 2007 and recorded to Columbia County Instrument No. 200711281.

TRACT NO.7 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Harold W. Brecht and Kay M. Brecht, husband and wife, ten (10) acres of land by deed dated December 21, 2007 and recorded to Columbia County Instrument No. 200713120.

TRACT NO.8 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Matthew J. and Marie C. Miniter, husband and wife, ten (10) acres of land by deed dated September 1, 2009 and recorded to Columbia County Instrument No. 200908299.

BEING THE REMAINING PORTION of the premises which George L. Rohrbach and Margaret J. Rohrbach, husband and wife, by their deed dated May 13, 1997 and recorded in the Columbia County Recorder of Deeds Office to Record Book 655, at Page 236 granted and conveyed unto **RONALD L. ROHRBACH** and **CATHY S. ROHRBACH**.

ALL THOSE TWO (2) CERTAIN TRACTS OF LAND situate in the Township of Catawissa, Columbia County, Pennsylvania, being more particularly bounded and described as follows:

TRACT NO. 1:

BEGINNING at a stone in the public road leading from Catawissa to McIntyre Church;

THENCE, North forty-five and five-eighths degrees East (N. 45 5/8 E.) fifty-four and seven tenths perches (54.7 p.) to a post;

THENCE, North forty-two and three-fourth degrees West (N. 42 3/4 W.) forty-five and two tenth perches (45.2 p.) to a stone;

THENCE, South eighty-seven and one-fourth degrees East (S. 87 1/4 E.) sixty-two and seven tenths perches (62.7 p.) to a stone;

THENCE, North forty-three and one-fourth degrees West (N. 43 1/4 W.) seventy-nine and six tenths perches (79.6 p.) to a post;

THENCE, South fifty-seven and one-fourth degrees West (S. 57 1/4 W.) sixty-one and two tenths perches (61.2 p.) to a post;

THENCE, North twenty degrees ten minutes West (N. 20 10' W.) thirty-six perches (36 p.) to a pine knot;

THENCE, South eighty-three degrees West (S. 83 W.) twenty-nine and eight tenths perches (29.8 p.) to a post;

THENCE, North sixteen and three-fourths degrees West (N. 16 3/4 W.) six perches (6 p.) to a post;

THENCE, South seventy-three degrees ten minutes West (S. 73 10' W.) thirty-five perches (35 p.) to a stake in the middle of said public road;

THENCE, South forty-one and one-half degrees East (S. 41 1/2 E.) thirty-two and one tenth perches (32.1 p.);

THENCE, South forty-three and seven tenths degrees East (S. 43.7 E.) one hundred thirty-two perches (132 p.) to the **PLACE OF BEGINNING**.

THIS TRACT CONTAINS sixty-five acres three perches (65 a. 3 p.) strict measure, more or less. Improved with two story frame dwelling, barn and other outbuildings

TRACT NO. 2:

BEGINNING at a corner of land now or formerly of Abraczinski and land now or formerly of Levan, and running;

THENCE, by land now or formerly of the said Levan in a Westwardly direction, three hundred seventy-seven feet (377') to a stone to be planted;

THENCE, in a Southeastwardly direction, two hundred eighty-four feet (284') along and through the lands now or formerly of said Abraczinski to a stone to be planted in line of land now or formerly of said Levan;

THENCE, along the said Levan line of land in a Northwardly direction three hundred fifty-seven feet (357'), the **PLACE OF BEGINNING**.

THIS TRACT CONTAINS forty-nine thousand square feet (49,000 sq.), more or less. Being a triangular piece of land cut off of the Abraczinski farm in exchange for a small rectangular piece of land cut off of the Levan Farm for Abraczinski by deed dated December 14, 1942.

EXCEPTING THEREFROM AND THEREOUT the following four (4) tracts of land:

TRACT NO.1 conveyed by Sterling I. Levan and Carrie A. Levan, his wife, to Douglas A. Raup, containing seventeen and seven sixteenth acres (17 7/16 a.) of land, by deed dated August 18, 1949 and recorded August 29, 1949, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 140 at Page 128.

TRACT NO.2 conveyed by Sterling I. Levan, widower, to John T. Decates and Laura M. Decates, his wife, containing one and ninety-nine hundredths acres (1.99 a.) of land, by deed dated March 28, 1972 and recorded in the Office for the Recording of Deeds in and for Columbia County, in Deed Book 255 at Page 586.

TRACT NO.3 conveyed by George L. Rohrbach and Margaret J. Rohrbach, his wife, to Harold W. Brecht and Kay M. Brecht, his wife, three and fourteen thousandths acres (3.014 a.) of land, by deed dated April 13, 1977 and recorded April 21, 1977, in the Office for the Recording of Deeds in and for Columbia County Pennsylvania, in Deed Book 280 at Page 942.

TRACT NO.4 conveyed by George L. Rohrbach and Margaret J. Rohrbach, his wife, to Harold W. Brecht and Kay M. Brecht, his wife, four and three hundred fifty-nine thousandths acres (4.359 a.) of land, by deed dated April 3, 1992 and recorded April 3, 1992, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 497 at Page 939.

TRACT NO.5 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Dennis and Sharon Stanchock, husband and wife, ten (10) acres of land by deed dated October 25, 2007 and recorded to Columbia County Instrument No. 200711027.

TRACT NO.6 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to William J. and Linda A. Kreisher, husband and wife, two (2) acres of land by deed dated October 25, 2007 and recorded to Columbia County Instrument No. 200711281.

TRACT NO.7 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Harold W. Brecht and Kay M. Brecht, husband and wife, ten (10) acres of land by deed dated December 21, 2007 and recorded to Columbia County Instrument No. 200713120.

TRACT NO.8 conveyed by Ronald L. and Cathy S. Rohrbach, husband and wife to Matthew J. and Marie C. Miniter, husband and wife, ten (10) acres of land by deed dated September 1, 2009 and recorded to Columbia County Instrument No. 200908299.

BEING THE REMAINING PORTION of the premises which George L. Rohrbach and Margaret J. Rohrbach, husband and wife, by their deed dated May 13, 1997 and recorded in the Columbia County Recorder of Deeds Office to Record Book 655, at Page 236 granted and conveyed unto **RONALD L. ROHRBACH** and **CATHY S. ROHRBACH**.

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID #76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS, and
UNITED STATES OF AMERICA
Defendants

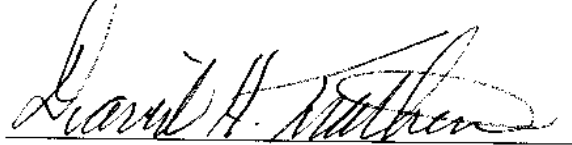
: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT,
: COLUMBIA COUNTY BRANCH
:
: CIVIL ACTION – AT LAW
: IN MORTGAGE FORECLOSURE
:
:
:
: NO. 2010-CV-507

AFFIDAVIT OF WHEREABOUTS OF THE DEFENDANTS

The Defendants' RONALD L. ROHRBACH and CATHY S. ROHRBACH are the owners of the real estate that is the subject of this foreclosure action and they currently reside at 240 Southern Drive, Catawissa, PA 17820.

LAW OFFICES OF DAVID H. TRATHEN

Date: 6-17-11



David H. Trathen, Esquire
Attorney for Plaintiff

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID #76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS, and
UNITED STATES OF AMERICA
Defendants

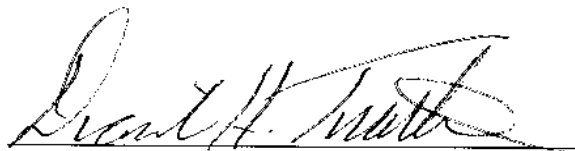
: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT,
: COLUMBIA COUNTY BRANCH
:
: CIVIL ACTION – AT LAW
: IN MORTGAGE FORECLOSURE
:
:
:
: NO. 2010-CV-507

AFFIDAVIT OF WHEREABOUTS OF THE DEFENDANTS

The Defendants' RONALD L. ROHRBACH and CATHY S. ROHRBACH are the owners of the real estate that is the subject of this foreclosure action and they currently reside at 240 Southern Drive, Catawissa, PA 17820.

LAW OFFICES OF DAVID H. TRATHEN

Date: 6-17-11



David H. Trathen, Esquire
Attorney for Plaintiff

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID #76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS, and
UNITED STATES OF AMERICA
Defendants

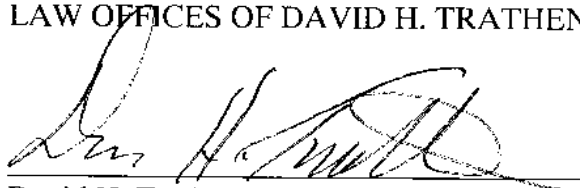
: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT,
: COLUMBIA COUNTY BRANCH
:
: CIVIL ACTION – AT LAW
: IN MORTGAGE FORECLOSURE
:
:
:
: NO. 2010-CV-507

AFFIDAVIT OF WHEREABOUTS OF THE DEFENDANTS

The Defendants' RONALD L. ROHRBACH and CATHY S. ROHRBACH are the owners of the real estate that is the subject of this foreclosure action and they currently reside at 240 Southern Drive, Catawissa, PA 17820.

LAW OFFICES OF DAVID H. TRATHEN

Date: 6-17-11


David H. Trathen, Esquire
Attorney for Plaintiff

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID #76091

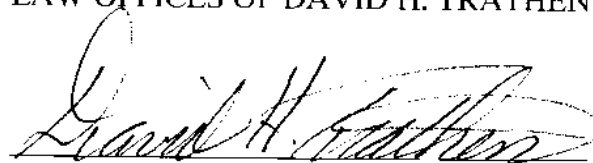
MAUSDALE FARM SUPPLY, INC.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff,	:	OF THE 26 TH JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH
vs.	:	
	:	CIVIL ACTION – AT LAW
RONALD L. ROHRBACH AND	:	IN MORTGAGE FORECLOSURE
CATHY S. ROHRBACH,	:	
individually and t/d/b/a	:	
ROHRBACH FARMS, and	:	
UNITED STATES OF AMERICA	:	
Defendants	:	NO. 2010-CV-507

AFFIDAVIT OF NON-MILITARY SERVICE

The Defendants are not now in the Military Service, as defined in the Soldier's and Sailor's Relief Act as amended, and has not been in such service within thirty (30) days hereof.

LAW OFFICES OF DAVID H. TRATHEN

Date: 6-17-11


David H. Trathen, Esquire
Attorney for Plaintiff

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID #76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS, and
UNITED STATES OF AMERICA
Defendants

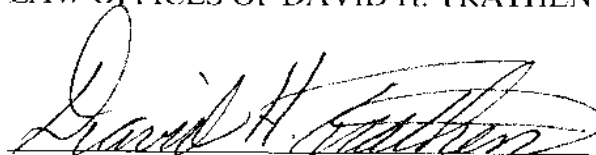
: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT,
: COLUMBIA COUNTY BRANCH
:
: CIVIL ACTION - AT LAW
: IN MORTGAGE FORECLOSURE
:
:
:
: NO. 2010-CV-507

AFFIDAVIT OF NON-MILITARY SERVICE

The Defendants are not now in the Military Service, as defined in the Soldier's and Sailor's Relief Act as amended, and has not been in such service within thirty (30) days hereof.

LAW OFFICES OF DAVID H. TRATHEN

Date: 6-17-11



David H. Trathen, Esquire
Attorney for Plaintiff

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID #76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS, and
UNITED STATES OF AMERICA
Defendants

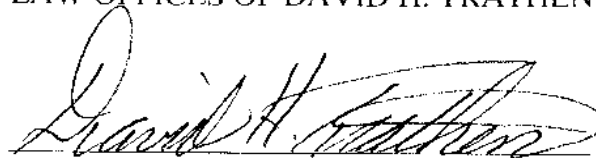
: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT,
: COLUMBIA COUNTY BRANCH
:
: CIVIL ACTION – AT LAW
: IN MORTGAGE FORECLOSURE
:
:
:
: NO. 2010-CV-507

AFFIDAVIT OF NON-MILITARY SERVICE

The Defendants are not now in the Military Service, as defined in the Soldier's and Sailor's Relief Act as amended, and has not been in such service within thirty (30) days hereof.

LAW OFFICES OF DAVID H. TRATHEN

Date: 6-17-11


David H. Trathen, Esquire
Attorney for Plaintiff

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID# 76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

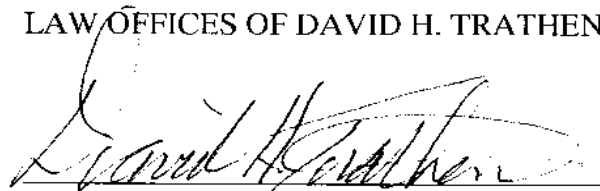
RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION- LAW/EQUITY
:
:
:
: NO. 2003-CV-507

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property hereunder may leave the property without a watchman, and in the custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to the Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

LAW OFFICES OF DAVID H. TRATHEN



David H. Trathen, Esquire
Attorney for Plaintiff

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID# 76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

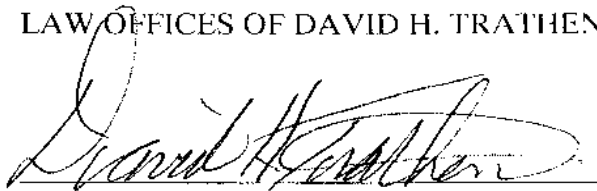
RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION- LAW/EQUITY
:
:
:
: NO. 2003-CV-507

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property hereunder may leave the property without a watchman, and in the custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to the Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

LAW OFFICES OF DAVID H. TRATHEN



David H. Trathen, Esquire
Attorney for Plaintiff

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID# 76091

MAUSDALE FARM SUPPLY, INC.,
Plaintiff,

vs.

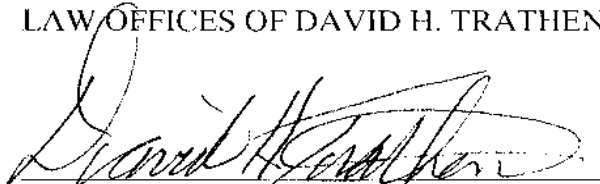
RONALD L. ROHRBACH AND
CATHY S. ROHRBACH,
individually and t/d/b/a
ROHRBACH FARMS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION- LAW/EQUITY
:
:
:
: NO. 2003-CV-507

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property hereunder may leave the property without a watchman, and in the custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to the Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

LAW OFFICES OF DAVID H. TRATHEN



David H. Trathen, Esquire
Attorney for Plaintiff

David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(570) 784-2200
Attorney ID #76091

MAUSDALE FARM SUPPLY, INC.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff,	:	OF THE 26 TH JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH
vs.	:	
	:	CIVIL ACTION -- AT LAW
RONALD L. ROHRBACH AND	:	IN MORTGAGE FORECLOSURE
CATHY S. ROHRBACH,	:	
individually and t/d/b/a	:	
ROHRBACH FARMS, and	:	
UNITED STATES OF AMERICA	:	
Defendants	:	NO. 2010-CV-507

AFFIDAVIT PURSUANT TO RULE 3129.1

MAUSDALE FARM SUPPLY, INC., Plaintiff in the above captioned action, sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property consisting of 23.35 acres of vacant land in Franklin Township, Columbia County and 14.14 acres of vacant land located in Catawissa Township, Columbia County described more fully on the exhibits attached as Exhibit A and B respectfully.

1. Name and address of owner(s) or reputed owners:

RONALD L. ROHRBACH and CATHY S. ROHRBACH, with a last known address of 240 Southern Drive, Catawissa, PA 17820.

2. Name and address of Defendants in the judgment:

A. RONALD L. ROHRBACH and CATHY S. ROHRBACH, with a last known address of 240 Southern Drive, Catawissa, PA 17820. Property owners.

B. UNITED STATES OF AMERICA, U.S. Department of Justice, 950 Pennsylvania Avenue, NW, Washington D.C. 20530-0001. Dennis

Pfannenschmidt, U.S. Attorney, William J. Nealon federal Building & Courthouse, 235 N. Washington Ave., Suite 311, Scranton, PA 18503.
Federal tax lien holder identified as a Defendant pursuant to 28 U.S.C.A. §2410.

3. Name and address of every judgment creditor whose judgment is a recorded lien on the real property to be sold:

- A. Helena Chcmcial Company, 510 Heron Drive, Suite 307A, Swedesboro, NJ 08085. Case No. 2005-JU-382.
- B. Delavan E. Whitenight and Shirley J. Whitenight, c/o Robert L. Marks, Esq., Marks, McLaughlin & Dennehy, 12 W. Market Street, Danville, PA 17815. Case No. 2010-JU-954.

4. Name and address of the last recorded holder of every mortgage of record:

- A. Harold W. Brecht and Kay M. Brecht, 149 Quarry Drive, Catawissa, PA 17820. Mortgage dated may 29, 1997, Record Book 656-604. Applies to Parcel #09-04-009, the 14.14 acres in Catawissa Township.
- B. Plaintiffs. Mausdale Farm Supply, Inc., 10 Old Valley School Road, Danville, PA 17821.

5. Name and address of every other person who has any recorded lien on the property:

- A. United States of America
Tax Liens, c/o United States Attorneys Office,
228 Walnut Street, Harrisburg, PA 17108.
Case No. 2005-CV-993. (ID#24-0847767; Serial #240623305)

- B. Commonwealth of Pennsylvania, Department of Labor & Industry
Office of Unemployment Compensation Tax Services
P.O. Box 60848, Harrisburg, PA 17106-0848.
Case No. 2005-CV-315. (Account #19-4307; AD #310198).
- C. Commonwealth of Pennsylvania, Department of Labor & Industry
Office of Unemployment Compensation Tax Services
P.O. Box 60848, Harrisburg, PA 17106-0848.
Case No. 2006-CV-427. Revived to Case No. 2011-CV-108.
(Account # 19-04307; AD#316819).
- D. United States of America
Tax Liens, c/o United States Attorneys Office
228 Walnut Street, Harrisburg, PA 17108.
Case No. 2003-CV-748. (ID#24-0847767; Serial #122442603)
- E. Commonwealth of Pennsylvania, Department of Labor & Industry
Office of Unemployment Compensation Tax Services
P.O. Box 60848, Harrisburg, PA 17106-0848.
Case No. 2007-CV-808. (AD#325044)
- F. Commonwealth of Pennsylvania, Department of Labor & Industry
Office of Unemployment Compensation Tax Services
P.O. Box 60848, Harrisburg, PA 17106-0848.
Case No. 2008-CV-689. (AD#331430)
- G. Commonwealth of Pennsylvania, Department of Revenue
Bureau of Compliance,

P.O. Box 280948, Harrisburg, PA 17128-0948.

Case No. 2008-CV-1696. (EIN 24-0847767; Account ID #15840739)

- H. Commonwealth of Pennsylvania, Department of Labor & Industry Office of
Unemployment Compensation Tax Services

P.O. Box 60848, Harrisburg, PA 17106-0848.

Case No. 2009-CV-249. (AD#337504)

- I. Commonwealth of Pennsylvania, Department of Revenue
Bureau of Compliance

P.O. Box 280948, Harrisburg, PA 17128-0948.

Case No. 2009-CV-2226. (EIN 24-0847767; Account ID #15840739)

- J. Commonwealth of Pennsylvania, Department of Labor & Industry
Office of Unemployment Compensation Tax Services

P.O. Box 60848, Harrisburg, PA 17106-0848.

Case No. 2010-CV-979. (AD#346348)

- K. United States of America

Tax Liens, c/o United States Attorneys Office

228 Walnut Street, Harrisburg, PA 17108.

Case No. 2010-CV-1587. (ID#24-0847767; Serial #691538210)

- L. United States of America

Tax Liens, c/o United States Attorneys Office

228 Walnut Street, Harrisburg, PA 17108.

Case No. 2011-CV-635. (ID#24-0847767; Serial #774222811)

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

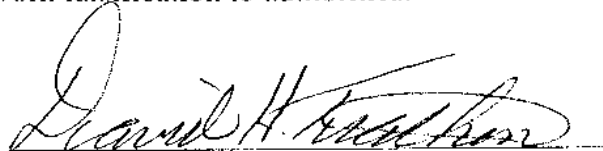
NONE KNOWN TO THE PLAINTIFF.

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

NONE KNOWN TO THE PLAINTIFF.

I verify that the statements made in this affidavit are true and correct to the best of my knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 10 Pa.C.S. §4904 relating to unsworn falsification to authorities.

6-17-11
Date


David H. Trathen, Esquire
Counsel for Plaintiff

Law Offices David H. Trathen
David H. Trathen
31 E Main St
Bloomsburg, PA 17815-1804

12937

68-7270 / 2560
043861-077

Date June 17, 2011
Use by August 8, 2011

Pay to the
order of

Columbia County Sheriff \$ 1,350.00
ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 Dollars



Memo Deposit - Mausdale

Authorized
Signature

David H. Trathen

Payable through Wachovia Bank, a division of Wells Fargo Bank, N.A.

⑈ 12937⑈ ⑆25607270⑆7510001715776⑈